



OLD VALUES - NEW HORIZONS

COMMUNITY DEVELOPMENT

3 North Lowell Rd. Windham NH 03087

(603) 432-3806 / Fax (603) 432-7362

www.WindhamNH.gov

Zoning Board of Adjustment

Meeting Agenda

December 12, 2017

7:30 pm @ Community Development Department

Call to Order

Public Hearing

Case #29-2017: Parcel 22-B-31 (Continued from November 14, 2017)

Applicant – The Dubai Group, Inc.

Owner – Sunrise Homes, LLC c/o Shiv Shrestha

Location – 115 South Shore Road

Zoning District – Residence-A & Cobbetts Pond and Canobie Lake Watershed Protection Overlay District

Variance Relief is requested from **Section 603.1.1: One single-family detached dwelling per lot; Section 401. No increase in the extent of the non-conforming use or structure shall be made except as allowed in Section 406; Section 405.2 There will be no increase in the area and/or volume of the structure; and Section 702: Area, Frontage, Yard and Floor Area Requirements and Appendix A-1: Table of Requirements.** Permission is requested to replace two pre-existing dwellings on a single lot, add a fire department emergency lake access, and improve turnaround access to the public on an existing 1.63 acre lot having zero frontage where 175' is required on a Class V road. The lot has deeded access to a Class V road.

Case #30-2017: Parcel 17-L-89 (Continued from November 14, 2017)

Applicant – The Dubai Group, Inc.

Owner – Shiv Shrestha

Location – 12 Grove Street

Zoning District – Residence-A & Cobbetts Pond and Canobie Lake Watershed Protection Overlay District

Variance Relief is requested from **Section 401. No increase in the extent of the non-conforming use or structure shall be made except as allowed in Section 406; Section 405.5 A replacement of a non-conforming structure shall whenever possible be made to conform to the setback requirements; Section 702: Area, Frontage, Yard and Floor Area Requirements and Appendix A-1: Table of Requirements; and Section 1200.1.3.** Permission is requested to replace the former 2-bedroom seasonal dwelling on a non-conforming grandfathered .20 acre parcel with a two-level 2-bedroom year round dwelling where 50,000 SF is required, with 11.2' side setback on the S/W bound and 14.2' side setback on the N/E bound and a 38.7' front setback on a lot with zero frontage on a Class V road where 30' side and 50' front setbacks and 175' frontage is required on a Class V road. The lot has deeded access to a Class V road.

Zoning Board of Adjustment Meeting Agenda - Continued
December 12, 2017

Case #32-2017: Parcel 17-H-25 & 17-H-30

Applicant – Magnuson Family Trust, LLC

Owner – Alex Ray Windham, LLC

Location – 70 & 72 Range Road

Zoning District – Gateway Commercial/Wetland and Watershed Protection District (WWPD)

Variance Relief is requested from **Section 601.3 Uses Permitted: See Section 601.3.1 through 601.3.9; and Section 618.3.1 - A minimum twenty-foot (20') landscaped buffer shall be required on any lot line where the abutting parcel is not situated within the Gateway Commercial District; Section 702: Area, Frontage, Yard and Floor Area Requirements and Appendix A-1: Table of Requirements, Footnote #14;** Permission is requested to construct a 12,500 SF building, parking areas and septic system within the WWPD where none the uses are allowed, and a parking area with less than the required minimum twenty-foot landscaped buffer on a lot line with an abutting parcel that is not situated within the Gateway Commercial District.

Case #33-2017: Parcel 17-L-77

Applicant – James Lospennato

Owner – James Lospennato

Location – 32 Horseshoe Road

Zoning District – Residential A /Cobbetts Pond and Canobie Lake Watershed Protection District

Application to Appeal an Administrative Decision – Appealing notice of alleged violations of Section 616 of the Windham Zoning Ordinance; **Notice of Violation** letter from Town Counsel dated October 12, 2017.

Case #35-2017: Parcel 17-G-26

Applicant – Glazunov Concerto, LLC

Owner – The Alexander L. Ray 1999 Revocable Trust, Alex Ray, Trustee

Location – 84-88 Range Road

Zoning District – Gateway Commercial / Cobbetts Pond and Canobie Lake Watershed Protection District

Variance Relief is requested from **Section 616.6.4.2, the impervious surface of any lot is limited to 30%; Section 618.3.4, required 20' Setback from Route 111A right-of-way, and Section 702: Area, Frontage, Yard and Floor Area Requirements and Appendix A-1: Table of Requirements, Footnote #13.** Permission is requested to allow impervious areas for the existing restaurant and office parcels to 69% and 50% respectively, where 30% maximum is allowed, and to allow a front setback for an addition (office “barn”) to 12’ where 20’ is required. A Minor subdivision is planned with joint parking/septic easements for the restaurant and office building.

Request for rehearing - Case #26-2017 (Parcel 11-A-531) 13 Indian Rock Road

Meeting Minutes-Review and Approve – 11/14/17 & 11/28/17

Adjournment

Copies of all Zoning Board of Adjustment applications and materials are available for review at the Community Development Department; open Monday – Friday 8am – 4pm.